

PEEL STANDARD CONDOMINIUM CORPORATION NO. 774

6720 Glen Erin Drive, Mississauga, ON L5N 3K8

www.pscc774.ca



FALL / WINTER 2022

On behalf of your Board of Directors of Peel Standard Condominium Corporation No. 774, we would like to take this opportunity to welcome all new owners and residents to the complex.

YOUR BOARD OF DIRECTORS

Tracy Tinney – President
Lori DiMatteo – Treasurer
Elizabeth Loney – Secretary



A WORD ABOUT CONDOMINIUMS:



For a Condominium Corporation to be successful, it is important all homeowners, tenants and their respective households be familiar with the Corporation's By-laws and Rules. As a member of your Condominium community, you are obligated to accept and abide by the various Rules and Regulations that have been implemented for your individual benefit and for the collective benefit of your neighbours. The Rules and By-laws are structured to protect Unit Owners' investments. As a Unit Owner, you are responsible for the conduct of your tenants, your guests and visitors. Your Board of Directors and the Property Manager are governed by statutory

obligations to address reported violations of the Rules and to enforce compliance when it is deemed necessary. If you have a question or concern regarding your Corporation's Rules and Regulations, you are encouraged to contact the Property Manager who will communicate any such information to your Board.

QUESTIONS & CONCERNS:

Your Board, while not insensitive to your concerns, has a policy that they not become involved in the day-to-day operations of the Corporation. If you have any concerns that are not the owner's responsibility to repair or maintain, visit our website at: www.tagmanagement.ca and fill out the convenient online maintenance request form, or contact your Property Manager, Arthur Malcolm by email at: Arthur@tagmanagement.ca or by phone at: 905-333-5506, ext. 26. Please put your request in writing and submit it to the Management Office and it will be dealt with at the next Board of Directors Meeting (Management provides copies to the Directors with their meeting package, therefore the sooner you send your correspondence the better).

DRYER VENTS:

Unit owners must dismantle the dryer venting system if they currently have one in place and replace their stackable washer/ dryer with one unit that does both.

CONDOMINIUM FEES:

You should be aware that if you allow your Condominium fees to go three months in arrears, the Condominium Act requires a lien to be placed on title. All legal costs associated with a lien are the responsibility of the Unit Owner and will be added directly to your Common Element fee. Any monthly fees which are not paid on the first of the month will be subject to an arrears late fee of \$20.00 per month and NSF cheques and/or returned Pre-Authorized Payment (PAP) are subject to a \$45.00 administration fee.

SNOW REMOVAL:

The contractor is responsible for the following snow clearing procedures:

- Snow will be plowed when accumulations reach two or more inches.
- The visitor parking, front entrance and sidewalks will be cleared by 7:00 a.m. provided that the snow has stopped. These areas will be kept clear of drifting snow.
- The visitor parking, front entrance and sidewalks will be salted and sanded as required.
- **For those parked on the upper parking garage, we ask you to please remove your vehicle by 8:00 a.m. following a snowfall. Note: If all the vehicles are not removed the contractor cannot properly remove the snow.**



GARBAGE:

We would like to remind all residents to pack and secure all garbage properly to minimize the possibility of refuse coming loose. **PLEASE BAG** all garbage and if necessary, double bag. Residents are responsible for bulk items to be discarded Tuesday nights only for Wednesday morning collection. Offenders caught on camera will be charged back for any removal costs incurred.



Do not throw newspapers/magazines/glass/plastic down the garbage chute - securely bound paper and deposit in the designated recycling area. All glass bottles, glass containers and other such recyclable materials must be separated and deposited in the designated recycling area. Garbage shall only be placed in the garbage chute between the hours of 8:00 a.m. and 10:00 p.m.

OWNER INFORMATION / TENANT UPDATE:

Please advise TAG and/or Mail@tagmanagement.ca when any of your contact information changes. This information assists in maintaining current records, and permits contacting a Unit Owner or tenant if necessary. Please note that all Unit Owners are required under the Condominium Act to register their tenants with the condominium corporation. Please fill out a Leasing Covenant, Form 5, and Personal Data Sheet. You can obtain these forms on your corporation's website www.psc774.ca.

PETS:



When transporting the pet from the condominium suite, the Owner shall either carry the pet or ensure it is leashed. It is also very important that pet owners be sure to "Stoop and Scoop" after their pets. It has been noted that residents are not picking up after their pets and we ask everyone to co-operate in the Stoop and Scoop policy. If excrement is not picked up immediately, the Corporation shall hire a contractor to remove it and ***the cost will be charged back to the Unit Owner***. This requirement is stipulated in the Corporation's Rules and Regulations and also in the Municipality's Animal Control By-law. Neglected animal droppings present a health concern for children, other pets and encourage pest infestation. Please be considerate of your neighbours - pick up after your pet.

VISITOR PARKING:

All guests who will be parking in visitor parking overnight must register their vehicle's license plate with the security company. You can register by phone or internet with your assigned PIN number. Residents have received a letter and brochure with the instructions. Residents can register a guest's vehicle for no more than 8 overnight visits during a 30-day period. A new week for this purpose begins every Friday at 12:01 a.m.

BALCONIES:

Please note that the rules of the Corporation only allow electrical barbecues. Nothing shall be attached to the balcony or terrace railings or any other part of the common elements. No balcony, terrace or patio shall be enclosed, decorated, covered by any awnings or otherwise without the consent in writing of the Board of Directors. Please note that the balcony is not to be used for storage. Please extinguish all smoking materials prior to proper disposal. Nothing is to be thrown from the balconies.

INSURANCE:

The Condominium Corporation is responsible for insuring the following:

- The Building(s) and units as per Builders specifications however, excluding the portion of each unit the Unit Owner is responsible, as defined from an insurance standpoint;
- Personal Property of the Corporation, but excluding the Personal Property of the Unit Owners;
- Liability against the Legal Liability imposed by law, as the result of Bodily Injury and Property Damage, arising out of the Corporation's activities as a condominium. This coverage is extended to provide coverage on behalf of the individual Unit Owners but only with respect to their interests in the common elements of the Condominium;
- Boiler & Machinery coverage as required by the Condominium Corporation.



Your Insurance responsibilities as a Unit Owner are as follows:

- Personal Property – i.e., Furniture, clothing, all personal effects stored in lockers, etc.;
- Improvements or betterments made to the unit, – Corporation insurance will cover only the standard unit as defined and covered by the Standard Unit By-law of your Corporation. Please refer to the Standard Unit By-law of your Corporation for details;
- Personal Liability – Your legal liability for any bodily injury or property damage arising out of your personal activities as a Unit Owner, and from the ownership of your individual unit;
- You may be responsible for the deductible under the Corporation's insurance policy if a loss occurs to any property the Corporation is responsible for insuring. This chargeback of the Corporation's deductible would apply if the damage was a result of an act or omission on the part of the Unit Owner.

TAG MANAGEMENT

For and on behalf of your Board of Directors
Peel Standard Condominium Corporation No. 774